

# \$1,275,000 - 35 Aspen Stone Crescent Sw, Calgary

MLS® #A2211544

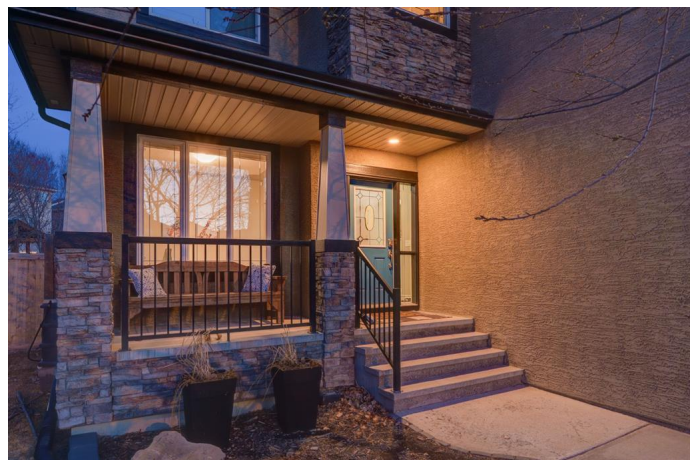
**\$1,275,000**

4 Bedroom, 4.00 Bathroom, 2,306 sqft

Residential on 0.25 Acres

Aspen Woods, Calgary, Alberta

How does a 10,700 sq ft pie-shaped lot sound, on a quiet crescent in Aspen Woods, a short walk to Blush Lane, the Ladybug Café and Aspen Landing and nearby some of Calgary's finest schools, both public & private? This is the home your family has been dreaming of. Extensively renovated and offering 3100+ sq ft of living space over three levels – FANTASTIC! On the main you will appreciate the open floor plan and the southern exposure bathing the home in the warmth of the sun (Central A/C is in place). In back a large Great Room, a volume of windows, an open and inviting kitchen and dining space. all of this leading to an expansive composite deck in back and a rear yard you could not have imagined. There is also a Den/Home office on the main, at the entrance. Leading upstairs the primary bedroom overlooks the rear yard and enjoys a fully renovated 5pc en suite with walk-in closet – NICE! The two additional beds up are well-sized and share a 4pc bath, also fully renovated! Plus. an amazing Bonus Room up, measuring 300 sq ft – this is where the family will gather in the evenings. The lower level has been fully developed offering a large rec room, a fourth bed and another fully renovated bath. And then there is the yard – this home sits forward on a 10,700 sq ft lot offering a volume of space in back which needs to be seen to be believed – AMAZING! PLUS. Central A/C, radon mitigation, epoxied garage floor, irrigation, and



a large shed with power.

Built in 2005

### **Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2211544    |
| Price          | \$1,275,000 |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,306       |
| Acres          | 0.25        |
| Year Built     | 2005        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### **Community Information**

|             |                            |
|-------------|----------------------------|
| Address     | 35 Aspen Stone Crescent Sw |
| Subdivision | Aspen Woods                |
| City        | Calgary                    |
| County      | Calgary                    |
| Province    | Alberta                    |
| Postal Code | T3H 5Y8                    |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | Breakfast Bar, Double Vanity, Granite Counters, No Smoking Home, Quartz Counters, Wired for Sound  |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air   |

|                 |                |
|-----------------|----------------|
| Cooling         | Central Air    |
| Fireplace       | Yes            |
| # of Fireplaces | 1              |
| Fireplaces      | Gas            |
| Has Basement    | Yes            |
| Basement        | Finished, Full |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior Features | Garden, Playground                     |
| Lot Description   | Pie Shaped Lot, Underground Sprinklers |
| Roof              | Asphalt Shingle                        |
| Construction      | Stone, Stucco                          |
| Foundation        | Poured Concrete                        |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 13th, 2025 |
| Days on Market | 9                |
| Zoning         | R-G              |

### **Listing Details**

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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